



महाराष्ट्र MAHARASHTRA

2024



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8 FEB 2025

FORM 'B'

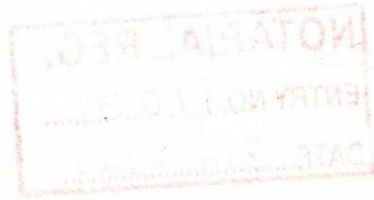
[See rule 3(6)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH
SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON
AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of 1. Ashok Parshuram Bhandarkar, Swapnil Ashok Bhandarkar [G-1(001)] 2. Archana Anoopsingh Parihar, Abhijit Anoopsingh, Parihar, Abhilasha Sachinsingh Dube [G-2(002)], 3. Archana Anoopsingh Parihar [G-3(003)], 4. Archana Anoopsingh Parihar [S-1(201)], 5. Moreshwar Dattatray Bendarkar [G-4(004)], 6. Gajanan Arjun Patil [G-5(005)], 7. Narendra Onkarmal Dhoot, Huf Mrs. Manisha Narendra Dhoot [F-1(101)], 8. Anil Rangnath Kulkarni [F-2(102)], 9. Amita Dilip Charde, Ved Dilip Charde, Nupoor Dilip Charde, Tejal Anurag Lalsare [F-3(103)], 10. Mrunalini Devraj Saxena [F-4(104)], 11. Avinash Wasudeo Takey, Sulbha

१) मुद्रांक दिवशी कोठे वरील कोठे	SS-215-	20 FEB 2025
२) वस्तुवादा प्रकार	aw	
३) वस्तु वादणी करणारा आवेदन करणारा	होम/काठ	
४) मिळकतीची खोलाखाना स्थिति	अ व अ कोठे कोठे 1	
५) मुद्रांक विकत घेणाऱ्याचे नाव व सही		
६) हल्ली असल्यात त्याचे नाव, पत्ता व सही		
७) दुसऱ्या पक्षाकाराचे नाव	S	
८) मुद्रांक शुल्क रक्कम	S20	
दितीप अ. रावडे	मुद्रांक विक्रेता, ला.क्र.९/७८, कोड क.४६०१०५३	
	जिल्हाधिकारी परिसर, त.कार्यालय, नागपूर (शहर)	
ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.		



Wasudeo Takey,[F-5(105)],12. Archana Deepakkumar Poddar, Deepakkumar Baidyanath Poddar [S-2(202)],13. Aditya Shivnarayan Mishra [S-3(203)],14. Madanmohan Tolaram Daga [S-4(204)] and 15. Madanmohan Tolaram Daga [S-5(205)], owner of the proposed project “**Divyam Apartments**”, situated on all that Piece and parcel of Land Bearing **Plot NO. 133**, measuring 100 Ft. in length and 95 Ft. in breadth, totaling 9500 Sq. Ft. (or **882.57 Sq. Mtrs.**), which is part of the larger land bearing Kh. Nos. 71, 72, & 73 of **Mouza Khamla**, P.S.K. 9, bearing City Survey No.2098/203, Sheet No. 40 of Mouza Khamla, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation, Ward No. 75, in Tahsil and District-Nagpur 440025, duly authorized by the Sanction Authorities of the proposed project, vide Is/his/their authorization dated 31/01/2025.

I/We, 1. Ashok Parshuram Bhandarkar, Swapnil Ashok Bhandarkar [G-1(001)] 2. Archana Anoopsingh Parihar, Abhijit Anoopsingh, Parihar, Abhilasha Sachinsingh Dube [G-2(002)],3. Archana Anoopsingh Parihar [G-3(003)],4. Archana Anoopsingh Parihar [S-1(201)],5. Moreshwar Dattatray Bendarkar [G-4(004)],6. Gajanan Arjun Patil [G-5(005)],7. Narendra Onkarmal Dhoot, Huf Mrs. Manisha Narendra Dhoot [F-1(101)],8. Anil Rangnath Kulkarni [F-2(102)],9. Amita Dilip Charde, Ved Dilip Charde, Nupoor Dilip Charde, Tejal Anurag Lalsare [F-3(103)],10. Mrunalini Devraj Saxena [F-4(104)],11. Avinash Wasudeo Takey, Sulbha Wasudeo Takey,[F-5(105)],12. Archana Deepakkumar Poddar, Deepakkumar Baidyanath Poddar [S-2(202)],13. Aditya Shivnarayan Mishra [S-3(203)],14. Madanmohan Tolaram Daga [S-4(204)] and 15. Madanmohan Tolaram Daga [S-5(205)], owner of the proposed project “**Divyam Apartments**”, situated on all that Piece and parcel of Land Bearing **Plot NO. 133**, measuring 100 Ft. in length and 95 Ft. in breadth, totaling 9500 Sq. Ft. (or **882.57 Sq. Mtrs.**), which is part of the larger land bearing Kh. Nos. 71, 72, & 73 of **Mouza Khamla**, P.S.K. 9, bearing City Survey No.2098/203, Sheet No. 40 of Mouza Khamla, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation, Ward No. 75, in Tahsil and District-Nagpur 440025, duly authorized **M/s. K. K. Associates** (Through Partner Shri. Amit Kashinathji Dhage), **Owner and Current Promoter of the proposed project** do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.
2. That the said land is free from all encumbrances.
3. That project shall be completed by me/promoter on 31 January 2030.
4. That seventy per cent of the amounts realised by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That I / promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

DEPONENT

1. Ashok Parshuram Bhandarkar, Swapnil Ashok Bhandarkar [G-1(001)]
2. Archana Anoopsingh Parihar, Abhijit Anoopsingh, Parihar, Abhilasha Sachinsingh Dube [G-2(002)],
3. Archana Anoopsingh Parihar [G-3(003)],
4. Archana Anoopsingh Parihar [S-1(201)],
5. Moreswar Dattatray Bendarkar [G-4(004)],
6. Gajanan Arjun Patil [G-5(005)],
7. Narendra Onkarmal Dhoot, Huf Mrs. Manisha Narendra Dhoot [F-1(101)],
8. Anil Rangnath Kulkarni [F-2(102)],
9. Amita Dilip Charde, Ved Dilip Charde, Nupoor Dilip Charde, Tejal Anurag Lalsare [F-3(103)],
10. Mrunalini Devraj Saxena [F-4(104)],
11. Avinash Wasudeo Takey, Sulbha Wasudeo Takey, [F-5(105)],
12. Archana Deepakkumar Poddar, Deepakkumar Baidyanath Poddar [S 2(202)],
13. Aditya Shivnarayan Mishra [S-3(203)],
14. Madanmohan Tolaram Daga [S-4(204)] and
15. Madanmohan Tolaram Daga [S-5(205)]

**ALL THE OWNERS ACTING THROUGH DULY CONSTITUTED
POWER OF ATTORNEY HOLDER M/S K. K. ASSOCIATES
(THROUGH PARTNER SHRI. AMIT KASHINATHJI DHAGE)**

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verified by us on this 20 day of February 2025.

DEPONENT

1. Ashok Parshuram Bhandarkar, Swapnil Ashok Bhandarkar [G-1(001)]
2. Archana Anoopsingh Parihar, Abhijit Anoopsingh, Parihar, Abhilasha Sachinsingh Dube [G-2(002)],
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15. Madanmohan Tolaram Daga [S-5(205)]

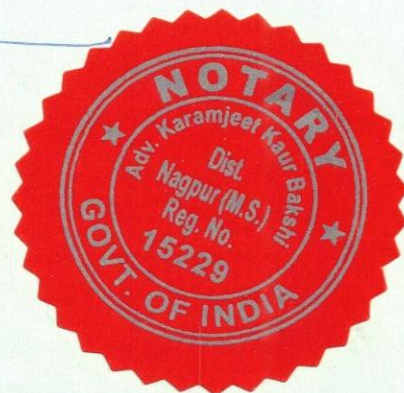
**ALL THE OWNERS ACTING THROUGH DULY CONSTITUTED
POWER OF ATTORNEY HOLDER M/S K. K. ASSOCIATES
(THROUGH PARTNER SHRI. AMIT KASHINATHJI DHAGE**



SWORN BEFORE ME ON 20/02/25 AT KAMPTEE BY
SHRI/SMT./KU.....
R/O.....WHO HAS BEEN IDENTIFIED
BY SHRI SMT.....
ADVOCATE, NAGPUR.

As above

Bakshi



NOTARY
GOVT. OF INDIA

